



## 40 Purchas Street WERRIBEE VIC

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A very neat three bedroom splendour positioned perfectly within walking distance to schools, public transport, shops, child care and Werribee train station.

Offering three fitted bedrooms, central bathroom, spacious lounge room with a bar area, tiled kitchen meals area overlooking the beautiful timber kitchen with a brand new gas up right stove and range hood, new carpets throughout the home, split system heating/air conditioning, double carport with rear access, gazebo/BBQ area and matured landscaped gardens.

Inspections are a must, and this property makes sense in so many ways!

( PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 14 sqm  
**Land Size** : 450 sqm  
**View** : <https://www.ypa.com.au/7359945>